

**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING & ZONING DIVISION  
HISTORIC LANDMARKS COMMISSION**

---



# **Historical Landmarks Commission**

## **Staff Reports 2021**

**Monday, May 10, 2021  
5:30 P.M.  
Forum Conference Room**

**Agenda  
Springfield Historic Landmarks Commission  
Springfield, Ohio  
Monday, May 10, 2021  
5:30 P.M.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of April 12, 2021 Meeting Minutes** ACTION
- 4. Case # 21-03 800 S Fountain Ave – New roof shingles and garage doors** DISCUSSION & ACTION
- 5. Case # 21-04 602 S Fountain Ave – New fence** DISCUSSION & ACTION
- 6. Case # 21-05 1103 S Fountain Ave – Remove back deck, paint foundation, repair foundation, and new driveway** DISCUSSION & ACTION
- 7. Case # 21-06 620 Piqua Place – Install new chain link and Cedar fence** DISCUSSION & ACTION
- 8. Adjourn – Next meeting is June 7, 2021** ACTION



## 2021 Springfield Historic Landmarks Commission Call to Order: Roll Call

Name	Term Expiration
Brad Miner	07/20/2022
Jeff Smith	01/03/2023
Becky Krieger	08/14/2021
Craig Genet	08/03/2022
Carolyn Young	04/09/2022
Mike Walters	03/02/2024
Amanda Lantz	02/16/2024

**SPRINGFIELD HISTORICAL LANDMARKS COMMISSION**

**Summary Minutes –April 12, 2021**

**MEMBERS PRESENT:** Mike Walters, Amanda Lantz, Craig Genet, Brad Miner, Jeff Smith, and Becky Krieger

**MEMBERS ABSENT:** Carolyn Young.

**STAFF PRESENT:** Stephen Thompson and Cheyenne Pinkerman

**OTHERS PRESENT:** Applicants.

---

The meeting was called to order at 5:30 p.m. by Ms. Krieger.

Ms. Krieger asked for a motion to approve the minutes.

**APPROVAL OF MINUTES:** Minutes of the February 8, 2021 meeting.

Motion by Mr. Miner to approve the minutes. Seconded by Mr. Genet.

**DECISION:** Approved unanimously by roll call.

**APPROVAL OF MINUTES:** Minutes of the February 16, 2021 meeting.

Motion by Mr. Miner to approve the minutes. Seconded by Mr. Smith.

**DECISION:** Approved unanimously by roll call.

---

**CERTIFICATE OF APPROPRIATENESS:**

**CASE # 21-02**

**ADDRESS:** 1102-1104 South Fountain Avenue.

**NAME:** Ben Babian, Ted Soth and Bryan Potts

**PROPOSED WORK:** New Porch.

**ACTION:**

Approval of the Certificate of Appropriateness.

Mr. Thompson gave the staff report. Ms. Krieger thanked the applicant for the thorough application. Mr. Smith asked if the cupola would be replaced. Mr. Soth stated they would be replacing it because there was nothing left of it. Mr. Soth stated it would be the same location and same width. Mr. Miner asked if there were any surprises when the porch was torn down. Mr. Soth stated there were no surprises. Mr. Genet asked if the doors would match. Mr. Soth stated they were both being replaced and would match and would be the same color as the corbels. Ms. Krieger stated the house was starting to look really good. Mr. Krieger asked if there were any further questions for the applicant. Hearing none, Ms. Krieger asked for a motion.

**MOTION:** Motion by Mr. Miner to approve the certificate of appropriateness for the new porch, doors, and sidewalk. Seconded by Ms. Lantz.

**YEAS:** Mr. Smith, Mr. Walters, Ms. Lantz, Mr. Miner, and Ms. Krieger.

**NAYS:** None.

**ABSTAIN:** None.

**Motion Approved.**

---

**BOARD COMMENTS:**

Mr. Miner asked if there were any cases coming up. Mr. Thompson stated no. Mr. Miner asked if there was an update on a house in the historical district. Mr. Thompson stated orders would be issued if she does not comply soon. Board members welcomed the two new members and asked them to tell a little about themselves.

**STAFF COMMENTS:**

None.

**ADJOURNMENT:**

Ms. Krieger asked the board if they were in favor of adjourning the meeting, to say yea. All opposed, say nay.

Hearing none, Ms. Krieger adjourned the meeting.

Meeting adjourned at 5:51 p.m.

# **Case # 21-03**

**800 S. Fountain Ave.**

**New Roof Shingles and  
Garage Doors**

## **STAFF REPORT**

TO: Landmarks Commission

DATE: May 5, 2021

PREPARED BY: Stephen Thompson

SUBJECT: COA Request 21-03

### **GENERAL INFORMATION:**

Applicant:	David Pitsch, 800 S Fountain Ave., Springfield, OH 45506
Owner:	David Pitsch, 800 S Fountain Ave., Springfield, OH 45506
Requested Action:	Certificate of Appropriateness
Purpose:	To re-roof the house and replace two garage doors.
Location:	800 S Fountain Ave
Size:	0.1298 acre
Existing Land Use and Zoning:	Residential, RM-12, Low-Density, Multi-Family Residence District
Applicable Regulations:	Chapter V

### **BACKGROUND:**

The applicant seeks a Certificate of Appropriateness to remove the original slate and replace it with a like color "Authentic Roof" artificial slate, remove north facing sliding door and replace with same width garage door, and install a new garage door on the south side.

### **ANALYSIS:**

For historic wood shingle, slate, clay tile, or standing-seam metal roofs, be prepared to show close-up photographs of roof conditions to demonstrate that the existing roof is beyond repair. If replacement is warranted, the best choice is to use the same material as the original. If the historic material is cost-prohibitive or unavailable, then the best choice is to use a modern material that has the same visual qualities as the original. For example, metal roof panels with a "standing seam" appearance are commonly available and widely used today. Some roofing manufacturers produce fiberglass or asphalt shingles that are designed to look like slate or wood shingles.

### **ACTION:**

Approval of the Certificate of Appropriateness.

**ATTACHMENTS:**

1. Vicinity Map
2. Application and Attachments



**FOR LANDMARKS USE ONLY**

Case #: 21-03  
Date/time recv.: 4/21/21  
Recv. by: JS

Review Type: ☒ Landmarks ☐ Admin

**SPRINGFIELD HISTORIC LANDMARKS COMMISSION****APPLICATION FOR CERTIFICATE OF APPROPRIATENESS****A. PROJECT**

1. Project Name: Carriage house changes
2. Application Type & Project Description (*attach additional information, if necessary*):  
Garage door instalation, 2 each. Roofing material - removal of the original slate and replacing with artificial slate of same color, thickness, dimensions, and reveal. Roofing manufacturer is Authentic Slate. The same product was approved and installed on the House structure in the past.
3. Address of Subject Property: 800 South Fountain Ave.
4. Parcel ID Number(s): \_\_\_\_\_
5. Size of subject property: \_\_\_\_\_
7. Existing Use of Property: Residential, single family

**B. APPLICANT**

1. Applicant's Status (*attach proof of ownership or agent authorization*) ☒ Owner  
☐ Agent (*agent authorization required*) ☐ Tenant (*agent authorization required*)
2. Name of Applicant(s) or Contact Person(s): David Pitsch

Title: \_\_\_\_\_

Company (if applicable): \_\_\_\_\_

Mailing address:  
800 South Fountain Ave.

City: Springfield State: OH ZIP: 45506

City of Springfield ■ Community Development Department ■ Planning & Zoning Division

City Hall: 2<sup>nd</sup> Floor • 76 E High Street • Springfield, Ohio 45502  
Phone: 937.324.7674 • Fax: 937.328.3558



City of Springfield ■ Community Development Department ■ Planning & Zoning Division

Telephone: 937-215-5160 FAX: \_\_\_\_\_

Email david.pitsch@gmail.com

3. If the applicant is agent for the property owner:

Name of Owner (title holder): David and Rhonda Pitsch

Mailing Address: 800 South Fountain Ave

City: Springfield State: OH ZIP: 45506

C. Additional Information

1. Is there any additional contract for sale of, or options to purchase, the subject property? ☐ Yes ☒ No

If "yes," list names of all parties involved:

Is the contract/option contingent or absolute? ☐ Contingent ☒ Absolute

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED  
HEREIN IS TRUE AND CORRECT TO  
THE BEST OF MY/OUR KNOWLEDGE.**

David Pitsch / \_\_\_\_\_  
Signature of Applicant Signature of Co-applicant

David Pitsch / \_\_\_\_\_  
Typed or printed name and title of applicant Typed or printed name of co-applicant

City of Springfield ■ Community Development Department ■ Planning & Zoning Division

**Work Summary:**

Please place a check at the proposed work item(s) and explain the work fully on the following pages. (Attach extra sheets as necessary). References to the pertinent section of the Springfield Guidelines for Historic Structures follow each work item, as appropriate.

- ☐ Foundations (Sec. V., pg.38)
- ☐ Masonry (Sec. V., pg.42)
- ☐ Wood Siding & Trim (Sec. V., pg.48)
- ☒ Roofs, Dormers, Skylights and Other Features (Sec. V., pg.52)
- ☐ Gutters and Downspouts (Sec. V., pg.58)
- ☐ Windows (Sec. V., pg.60)
- ☒ Doors & Entrances (Sec. V., pg.66)
- ☐ Porches (Sec. V., pg.72)
- ☐ Storefronts (Sec. V., pg.76)
- ☐ Awnings & Canopies (Sec. V., pg.80)
- ☐ Signage (Sec V., pg.84)
- ☐ Cornices, Parapets & Upper Facades (Sec. V., pg.88)
- ☐ Paint Color (Sec. V., pg.90)
- ☐ Adaptive Use (Sec. V., pg. 94)
- ☐ Access for the Disabled (Sec. V., pg.96)
- ☒ Historic Carriage Houses, Garages & Outbuildings (Sec. V., pg.98)
- ☐ Historic Landscape Features (Sec. V., pg.100)
- ☐ Energy Conservation (Sec. V., pg.106)
- ☐ Demolition: ☐ Full ☐ Partial
- ☐ Other

City of Springfield ■ Community Development Department ■ Planning & Zoning Division

City Hall: 2<sup>nd</sup> Floor • 76 E High Street • Springfield, Ohio 45502  
Phone: 937.324.7674 • Fax: 937.328.3558

### **Detailed Discussion of Proposed Work**

(Please provide as much detail as possible regarding the proposed selected activities – attach additional sheets as necessary)

#### **Scope:**

1. Remove the original slate material from the carriage house roof and replace with like color “Authentic Roof” artificial slate. The new slate product is the same width, thickness, and reveal as the original slate. The color will be the same as the house roof, which was grey slate originally. There is a purple color band on the west facing side which will be matched. There is a purple band with design that will be matched on the east side. This product was also installed on the house roof in the past. The same red iron ridge cap will be removed and reinstalled.
2. Remove the north facing sliding door and replace with same width garage door.
3. Install a new garage door on the south side, 13’ wide x 9’ tall.

#### **Details:**

1. New roofing samples will be brought in to examine
2. See image of proposed garage door design.
3. See images of street view of the carriage house focused on the proposed garage door areas
4. See images of the existing carriage house roof
5. See images of the roof on the house structure



# **REQUIRED SUBMITTALS CHECKLIST**

**(AS APPLICABLE TO PROPOSED PROJECT)**

1. General Application
2. Work Summary Checklist and Detailed Description
3. Materials List
4. Site Plan
5. Sketches or Drawings Clearly Showing the Proposed Work, as Applicable
6. Color or Materials Samples, as Applicable
7. Detailed Cost Estimates
8. Anticipated Schedule and Timetable to Complete the Repairs
9. Photographs of the Structure Including Views of All Sides, "Streetscape" Views Showing the Relationship of the Structure to Other Properties on the Street, and Detailed Photographs of all Exterior Areas Where the Proposed Work is to Take Place
10. Rationale for Alterations as Proposed

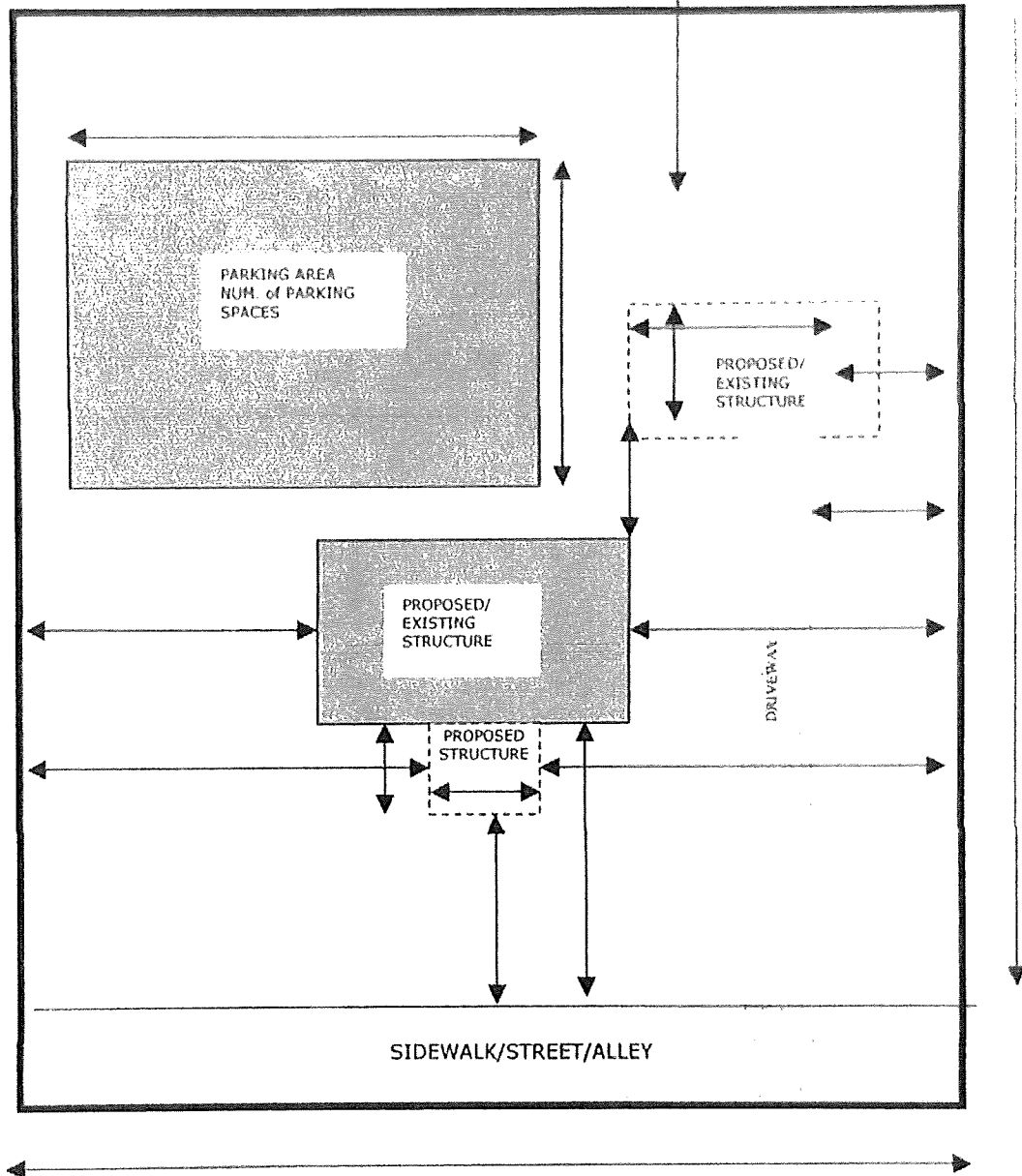
**\*\*Applications will not be considered if incomplete\*\***

For additional information on completing the application and for general information on historic structures in Springfield, refer to the "Springfield Guidelines for Historic Structures". Please review Section I, Introduction, beginning on page 4 of the guidelines for general guidance and the format for obtaining a Certificate of Appropriateness. The Guidelines are available in the Community Development Department on the second floor of City Hall at 76 E. High Street or on the City's website at [www.springfieldohio.gov](http://www.springfieldohio.gov).

**For questions concerning the Certificate of Appropriateness procedures and the application schedule, please contact the Planning and Zoning Division at (937) 324-7674 or via email at [sthompson@springfieldohio.gov](mailto:sthompson@springfieldohio.gov).**



# Sample Site Plan



## Directions:

- 1) Show all dimensions of existing & proposed structures and distances from property lines, streets, and alleys.
- 2) Show all dimensions of existing & proposed impervious surfaces (ie. concrete/blacktop surfaces)/parking areas, including number of parking spaces, and distances from property lines, streets, and alleys.
- 3) Indicate whether structures are covered or uncovered (ie. deck or porch with roof).









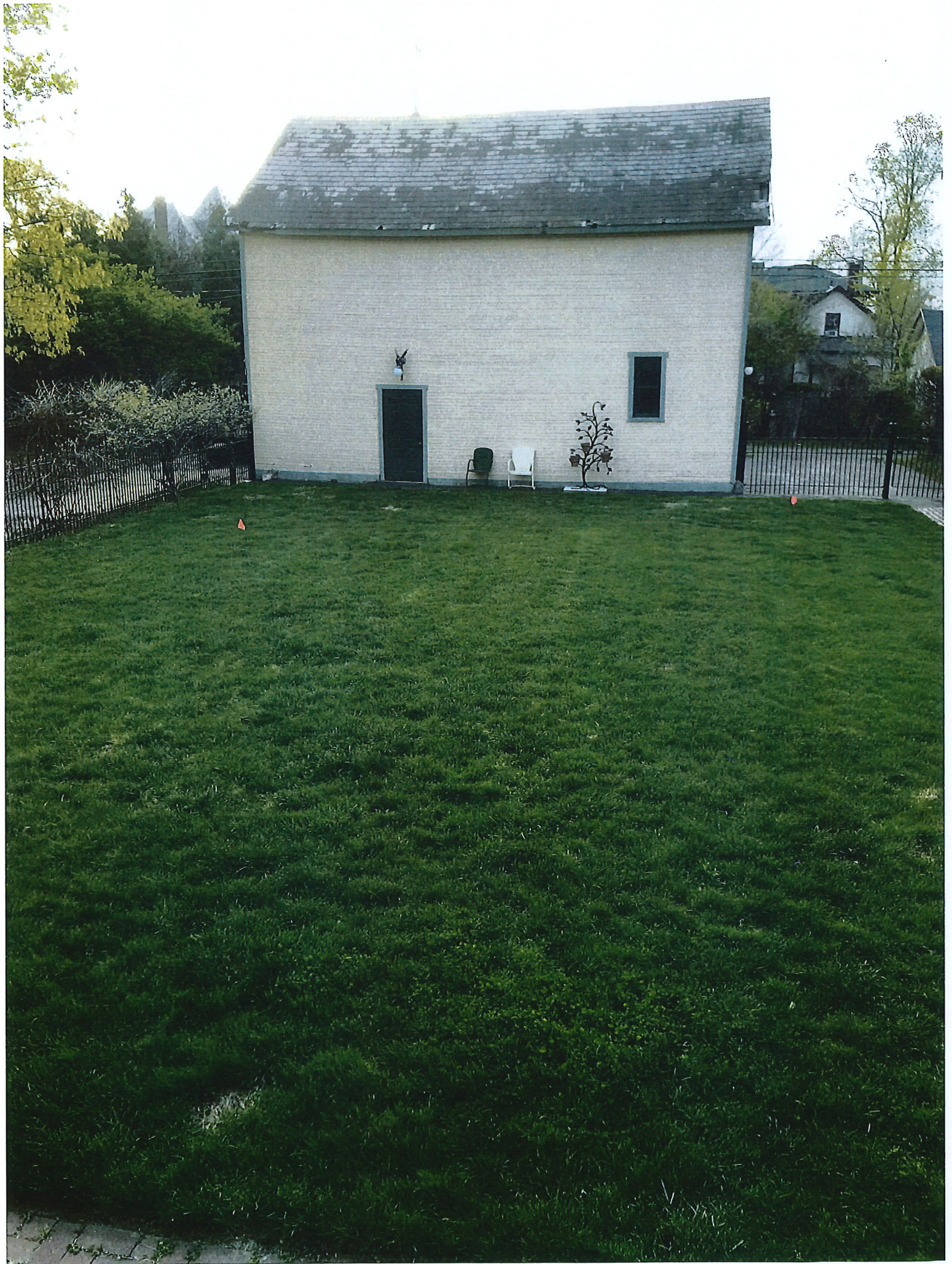












































800 S Fountain Ave.

























# **Case # 21-04**

**602 S. Fountain Ave.**

**New Fence**

## **STAFF REPORT**

TO: Landmarks Commission

DATE: May 5, 2021

PREPARED BY: Stephen Thompson

SUBJECT: COA Request 21-04

### **GENERAL INFORMATION:**

Applicant: Thomas & Emma Miller, 602 S Fountain Ave., Springfield, OH 45506

Owner: Thomas & Emma Miller, 602 S Fountain Ave., Springfield, OH 45506

Requested Action: Certificate of Appropriateness

Purpose: To construct new fence.

Location: 602 S Fountain Ave

Size: 0.17 acre

Existing Land Use and Zoning: Residential, RM-12, Low-Density, Multi-Family Residence District

Applicable Regulations: Chapter V

### **BACKGROUND:**

The applicant seeks a Certificate of Appropriateness to construct a wood privacy and picket fence. The fence will enclose the south side of the property with a six foot Cedar privacy fence and the rear and the south side would be a four foot tall Cedar picket fence.

### **ANALYSIS:**

New fences should generally be limited to rear yards, unless evidence documenting the historic location of a fence in the front yard is presented. When new site components such as retaining walls and fences are being added, retain visual continuity by maintaining the same height as historic features on the site or in the vicinity. Iron may be the most appropriate material for fencing in Springfield because of its historically local manufacture. For new fences, keep the design simple, with plain pickets. If installing a rear yard privacy board fence, place the framing to the inside, facing your backyard. Best is to finish both sides of the fence with an opaque stain in a neutral color that blends with the color of the historic property.

### **ACTION:**

Approval of the Certificate of Appropriateness.

**ATTACHMENTS:**

1. Vicinity Map
2. Application and Attachments





**FOR LANDMARKS USE ONLY**

Case #: 21-04  
Date/time recv.: 4/22/21  
Recv. by: ST

Review Type: ☒ Landmarks ☐ Admin

SPRINGFIELD HISTORIC LANDMARKS COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**A. PROJECT**

1. Project Name: 602 S Fountain Side yard fence
2. Application Type & Project Description (*attach additional information, if necessary*):  
New privacy and picket fence  
\_\_\_\_\_  
\_\_\_\_\_
3. Address of Subject Property: 602 S Fountain Ave
4. Parcel ID Number(s): 3400700034308028
5. Size of subject property: .167
7. Existing Use of Property: Residence

**B. APPLICANT**

1. Applicant's Status (*attach proof of ownership or agent authorization*) ☒ Owner  
☐ Agent (*agent authorization required*) ☐ Tenant (*agent authorization required*)
2. Name of Applicant(s) or Contact Person(s): Thomas and Emma Miller  
Title: Home Owners  
Company (if applicable): \_\_\_\_\_  
Mailing address: 602 S Fountain Ave  
City: Springfield State: OH ZIP: 45506

City of Springfield ■ Community Development Department ■ Planning & Zoning Division

City Hall: 2<sup>nd</sup> Floor • 76 E High Street • Springfield, Ohio 45502  
Phone: 937.324.7674 • Fax: 937.328.3558

CERTIFICATE OF APPROPRIATENESS APPLICATION (PAGE 2 OF 7)

City of Springfield ■ Community Development Department ■ Planning & Zoning Division

Telephone: (740) 857-5122 FAX: ( )

Email thomas@thomasmillermedia.com

3. If the applicant is agent for the property owner:

Name of Owner (title holder):

Mailing Address:

City: State: ZIP:

C. Additional Information

1. Is there any additional contract for sale of, or options to purchase, the subject property? ☐ Yes ☒ No

If "yes," list names of all parties involved:

Is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED  
HEREIN IS TRUE AND CORRECT TO  
THE BEST OF MY/OUR KNOWLEDGE.**

Thomas Miller / Emma Miller  
Signature of Applicant Signature of Co-applicant

Thomas Miller / Emma Miller  
Typed or printed name and title of applicant Typed or printed name of co-applicant

City of Springfield ■ Community Development Department ■ Planning & Zoning Division

City Hall: 2<sup>nd</sup> Floor • 76 E High Street • Springfield, Ohio 45502  
Phone: 937.324.7674 • Fax: 937.328.3558

City of Springfield ■ Community Development Department ■ Planning & Zoning Division

**Detailed Discussion of Proposed Work**

(Please provide as much detail as possible regarding the proposed selected activities –  
attach additional sheets as necessary)

We would like to build a fence in order to inclose the yard on the south side of the house.

The fence would be a 6' cedar privacy fence (picture 1) along the back, or NE side of

the lot. On the S side of the fence would be a 4' cedar picket (picture 2) and would

continue along the front or W side of the lot (parallel to S Fountain) as a 4' picket before

terminating at the front porch of the house.

Due to the Rocking Horse parking lot coming right up to the yard, a privacy fence would

provide a visual and spacial barrier and would greatly increase the comfort and

usability of the yard. The picket fence would make the yard safer for pets and children

and would deter Rocking Horse employees who park on South Fountain Ave from

walking through the yard.

City of Springfield ■ Community Development Department ■ Planning & Zoning Division

City Hall: 2<sup>nd</sup> Floor • 76 E High Street • Springfield, Ohio 45502  
Phone: 937.324.7674 • Fax: 937.328.3558





picture 1



Picture 2



Picture 3









picture 1



Picture 2







# **Case # 21-05**

**1103 S. Fountain Ave.**

**Remove Back Deck, Paint  
Foundation, Repair  
Foundation, and New  
driveway.**



## **STAFF REPORT**

TO: Landmarks Commission

DATE: May 5, 2021

PREPARED BY: Stephen Thompson

SUBJECT: COA Request 21-05

### **GENERAL INFORMATION:**

Applicant:	Thomas Bumpus, 1103 S Fountain Ave., Springfield, OH 45506
Owner:	Thomas Bumpus, 1103 S Fountain Ave., Springfield, OH 45506
Requested Action:	Certificate of Appropriateness
Purpose:	Remove back deck, paint foundation, repair foundation, and new driveway
Location:	1103 S Fountain Ave
Size:	0.16 acre
Existing Land Use and Zoning:	Residential, RM-12, Low-Density, Multi-Family Residence District
Applicable Regulations:	Chapter V

### **BACKGROUND:**

The applicant seeks a Certificate of Appropriateness to remove a rear deck, paint the foundation dark gray, fix the leak in basement, and install a new driveway.

### **ANALYSIS:**

Do not paint, seal or parge (coat with plaster) your natural stone or brick foundation. In addition to changing the appearance of the building, these treatments can prohibit the natural movement of moisture through the masonry and cause foundation problems. Be prepared to document the reasons why this request is being made.

When designing new site features for a historic property, the features of the neighborhood should be taken into account along with those of the individual property. As in the design of a new infill building or new addition, cues should be taken from the landscape features that have historical precedence in the area.



**ACTION:**

Approval of the Certificate of Appropriateness.

**ATTACHMENTS:**

1. Vicinity Map
2. Application and Attachments





FOR OFFICE USE ONLY

Case #: 21-05  
Date/time received: 5/4/21  
Received by: ST

Review Type: ☒ Landmarks ☐  
Admin

SPRINGFIELD HISTORIC LANDMARKS COMMISSION

APPLICATION FOR CERTIFICATE OF  
APPROPRIATENESS

A. PROJECT

1. Application Type & Project Description (attach additional information, if necessary):

TAKE THE BACK DOWN (THE DECK) AND PAINT  
THE FOUNDATION DARK GRAY. FIX THE LEAK IN THE  
BASEMENT. PUT IN FLAT DRIVEWAY

2. Address of Subject Property: 1103 S FOUNTAIN AVE <sup>SPRINGFIELD OH</sup> 45406

3. Parcel ID Number(s): 340-7-34-323-023

4. Size of subject property: 3800 sq ft

5. Existing Use of Property: OCCUPIED

B. APPLICANT

1. Applicant's Status (attach proof of ownership or agent authorization) ☒ Owner

☐ Agent (agent authorization required) ☐ Tenant (agent authorization required)

2. Name of Applicant(s) or Contact Person(s): \_\_\_\_\_

Title: \_\_\_\_\_

Company (if applicable): \_\_\_\_\_

Mailing address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_ FAX: ( ) \_\_\_\_\_

Email \_\_\_\_\_

3. If the applicant is agent for the property owner:

Name of Owner (title holder): \_\_\_\_\_



Mailing Address: 1103 South Fountain Ave  
City: Springfield State: Ohio ZIP: 45506

**I CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED  
HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.**

Thomas Bumpus

Signature of Applicant

Thomas Bumpus

Typed or printed name and title of applicant



## Work Summary

Please place a check at the proposed work item(s) and explain the work fully and with as much detail as possible on the following pages. (Attach extra sheets as necessary). References to the pertinent section of the Springfield Guidelines for Historic Structures follow each work item, as appropriate.

☒ Foundations (Sec. V., pg.38)

☒ Masonry (Sec. V., pg.42)

☐ Wood Siding & Trim (Sec. V., pg.48)

☐ Roofs, Dormers, Skylights and Other Features (Sec. V., pg.52)

☐ Gutters and Downspouts (Sec. V., pg.58)

☐ Windows (Sec. V., pg.60)

☐ Doors & Entrances (Sec. V., pg.66)

☐ Porches (Sec. V., pg.72)

☐ Storefronts (Sec. V., pg.76)

☐ Awnings & Canopies (Sec. V., pg.80)

☐ Signage (Sec V., pg.84)

☐ Cornices, Parapets & Upper Facades (Sec. V., pg.88)

☒ Paint Color (Sec. V., pg.90) *Dark gray (foundation)*

☐ Adaptive Use (Sec. V., pg. 94)

☐ Access for the Disabled (Sec. V., pg.96)

☐ Historic Carriage Houses, Garages & Outbuildings (Sec. V., pg.98)

☐ Historic Landscape Features (Sec. V., pg.100)

☐ Energy Conservation (Sec. V., pg.106)

☒ Demolition: ☒ Full ☐ Partial *(DECK)*

☐ Other



### Detailed Discussion of Proposed Work

(Please provide as much detail as possible regarding the proposed selected activities – attach additional sheets as necessary. The Historic Landmarks Commission **WILL NOT** hear applications that are incomplete or lacking detail.)

repair foundation, to do that, the Deck needs to be removed. Also when it rains, it leaks in the basement. Have to pump the water out when it rains.

materials needed: masonry brick, paint  
trash Dumpster: for Demolition of Deck  
Driveway: pete gravel and dirt











# **Case # 21-06**

**620 Piqua Place.**

**Install new chain link and  
cedar fence.**



## **STAFF REPORT**

TO: Landmarks Commission

DATE: May 5, 2021

PREPARED BY: Stephen Thompson

SUBJECT: COA Request 21-06

### **GENERAL INFORMATION:**

Applicant:	Gammon House Inc, PO Box 724, Springfield, OH 45501
Owner:	Gammon House Inc, PO Box 724, Springfield, OH 45501
Requested Action:	Certificate of Appropriateness
Purpose:	Install chain link and Cedar fence
Location:	620 Piqua Place
Size:	0.16 acre
Existing Land Use and Zoning:	Residential, RM-12, Low-Density, Multi-Family Residence District
Applicable Regulations:	Chapter V

### **BACKGROUND:**

The applicant seeks a Certificate of Appropriateness to install a new chain link and Cedar picket fence around the Gammon House property.

### **ANALYSIS:**

New fences should generally be limited to rear yards, unless evidence documenting the historic location of a fence in the front yard is presented. When new site components such as retaining walls and fences are being added, retain visual continuity by maintaining the same height as historic features on the site or in the vicinity. Iron may be the most appropriate material for fencing in Springfield because of its historically local manufacture. For new fences, keep the design simple, with plain pickets. If installing a rear yard privacy board fence, place the framing to the inside, facing your backyard. Best is to finish both sides of the fence with an opaque stain in a neutral color that blends with the color of the historic property. Do not use chain link, diagonal or unpainted wood fencing.

### **ACTION:**

Approval of the Certificate of Appropriateness.



**ATTACHMENTS:**

1. Vicinity Map
2. Application and Attachments



**FOR OFFICE USE ONLY**Case #: 21-06Date/time received: 6/4/21Received by: SIReview Type: ☒ Landmarks ☐  
Admin**SPRINGFIELD HISTORIC LANDMARKS COMMISSION****APPLICATION FOR CERTIFICATE OF  
APPROPRIATENESS****A. PROJECT**1. Application Type & Project Description (*attach additional information, if necessary*):Installation of 533LF of Chainlink and Cedar Wood  
Picket fencing around Gammon House property.2. Address of Subject Property: 620 Piqua Place3. Parcel ID Number(s): 340-07-00034-307-10244. Size of subject property: 198ft. x 98ft.5. Existing Use of Property: Museum**B. APPLICANT**1. Applicant's Status (*attach proof of ownership or agent authorization*) ☐ Owner☒ Agent (*agent authorization required*) ☐ Tenant (*agent authorization required*)2. Name of Applicant(s) or Contact Person(s): Dale HenryTitle: PresidentCompany (if applicable): Gammon House, Inc.Mailing address: P.O. Box 724City: Springfield State: Ohio ZIP: 45501Telephone: (937) 244-2754 FAX: ( ) \_\_\_\_\_Email dhenry2505@aol.com

3. If the applicant is agent for the property owner:

Name of Owner (title holder): Gammon House, Inc.



Mailing Address: P.O. Box 724  
City: Springfield State: Ohio ZIP: 45501

**I CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED  
HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.**

Dale Henry  
Signature of Applicant

Dale Henry - President  
Typed or printed name and title of applicant



## Work Summary

Please place a check at the proposed work item(s) and explain the work fully and with as much detail as possible on the following pages. (Attach extra sheets as necessary). References to the pertinent section of the Springfield Guidelines for Historic Structures follow each work item, as appropriate.

- ☐ Foundations (Sec. V., pg.38)
- ☐ Masonry (Sec. V., pg.42)
- ☐ Wood Siding & Trim (Sec. V., pg.48)
- ☐ Roofs, Dormers, Skylights and Other Features (Sec. V., pg.52)
- ☐ Gutters and Downspouts (Sec. V., pg.58)
- ☐ Windows (Sec. V., pg.60)
- ☐ Doors & Entrances (Sec. V., pg.66)
- ☐ Porches (Sec. V., pg.72)
- ☐ Storefronts (Sec. V., pg.76)
- ☐ Awnings & Canopies (Sec. V., pg.80)
- ☐ Signage (Sec V., pg.84)
- ☐ Cornices, Parapets & Upper Facades (Sec. V., pg.88)
- ☐ Paint Color (Sec. V., pg.90)
- ☐ Adaptive Use (Sec. V., pg. 94)
- ☐ Access for the Disabled (Sec. V., pg.96)
- ☐ Historic Carriage Houses, Garages & Outbuildings (Sec. V., pg.98)
- ☐ Historic Landscape Features (Sec. V., pg.100)
- ☐ Energy Conservation (Sec. V., pg.106)
- ☐ Demolition: ☐ Full ☐ Partial
- ☒ Other



### Detailed Discussion of Proposed Work

(Please provide as much detail as possible regarding the proposed selected activities — attach additional sheets as necessary. The Historic Landmarks Commission **WILL NOT** hear applications that are incomplete or lacking detail.)

Demo 171 LF of Wire/Chain Link fencing from the Perimeter Property areas. ~~at~~

Install 533 LF of 4' Chain Link and Cedar Wood Picket fence around the Property.

- ChainLink area to include: 1- 4x4 gate and 1 - 8 FT. Double Gate.

- Cedar fence area to include: 1- 4x4 gate and 1 - 13 Ft. Double ~~gate~~ Swing gate at Handicap Ramp Entry Area.

## Project Schedule/Timetable

- Project to Commence immediately after  
Landmark application approval.

Anticipated Work Timetable - 10 to 15  
after the start of Project, barring any  
unforeseen circumstances



Materials List: ChainLink

271 LF of 4 foot Chainlink fence

1- 4x4 gate - 18 foot Double Gate

7- 2 1/2 Terminal Post

33- 1 5/8 Line Post

259 LF 1 3/8 Top rail

All Post Set in Cement

Cost Estimate \$ 5200.00

Cedar Fence

262 Feet of 4-foot Wood Picket fence

1- 4x4 Gate 1- 13 foot Double gate

Swing gate.

- 35- 4x4-x 6

75- 2x4 x 8

490- 1x4 Pickets

All Post Set in Cement

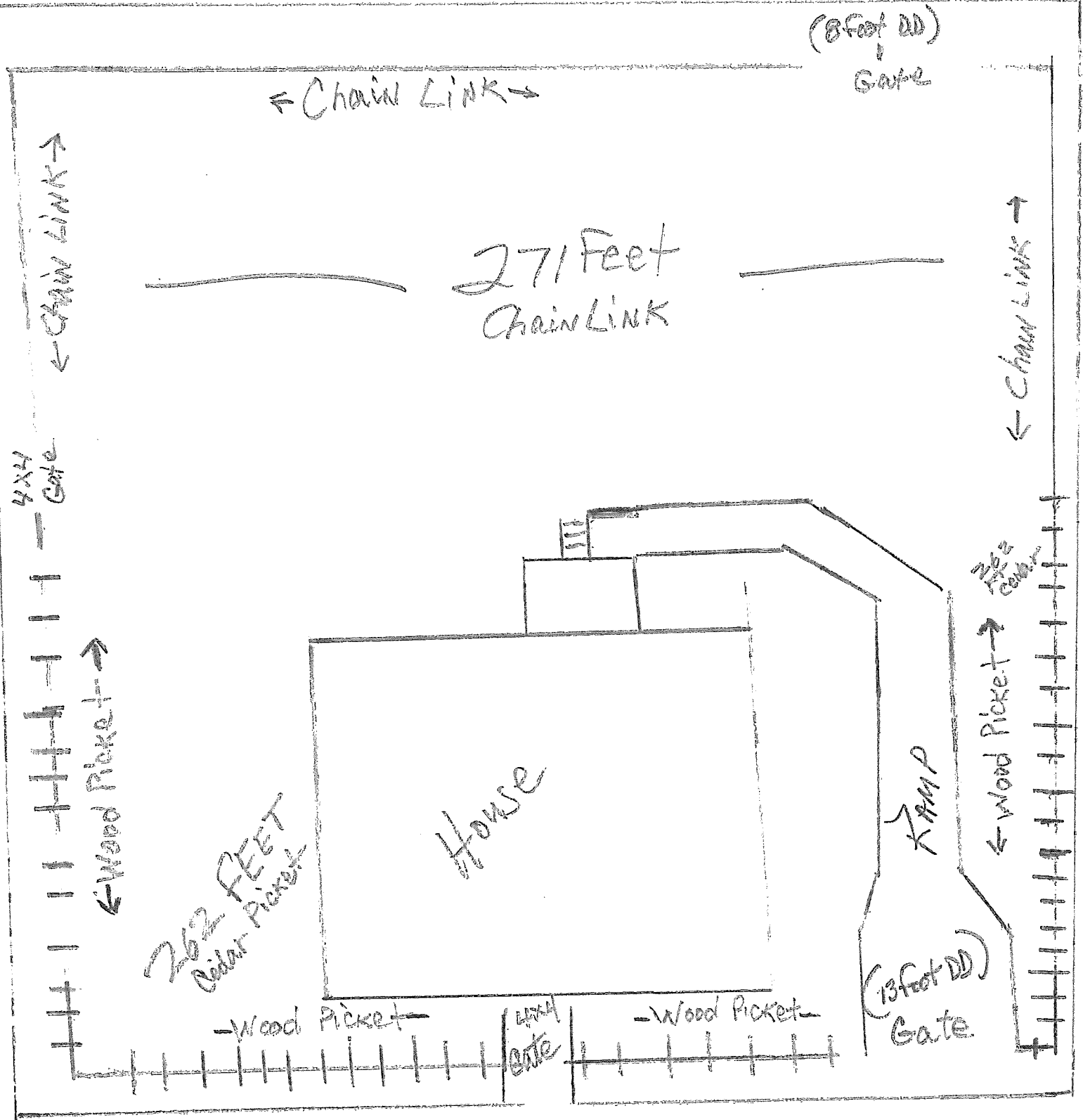
Stick built fence

\$6200.00

Total \$11,200.00

Bee Line Fence Co.

Rose Alley



Piqua Place





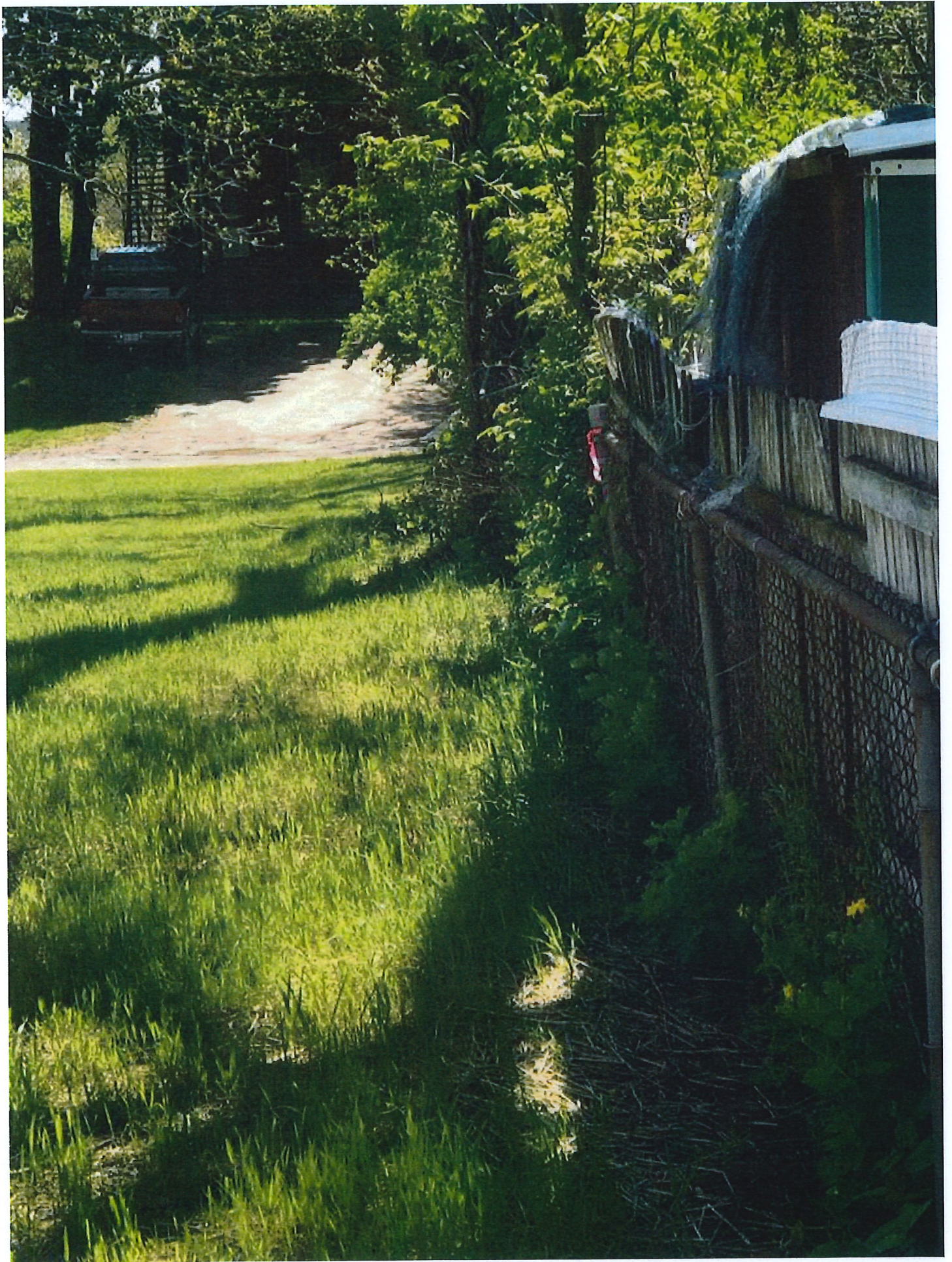
























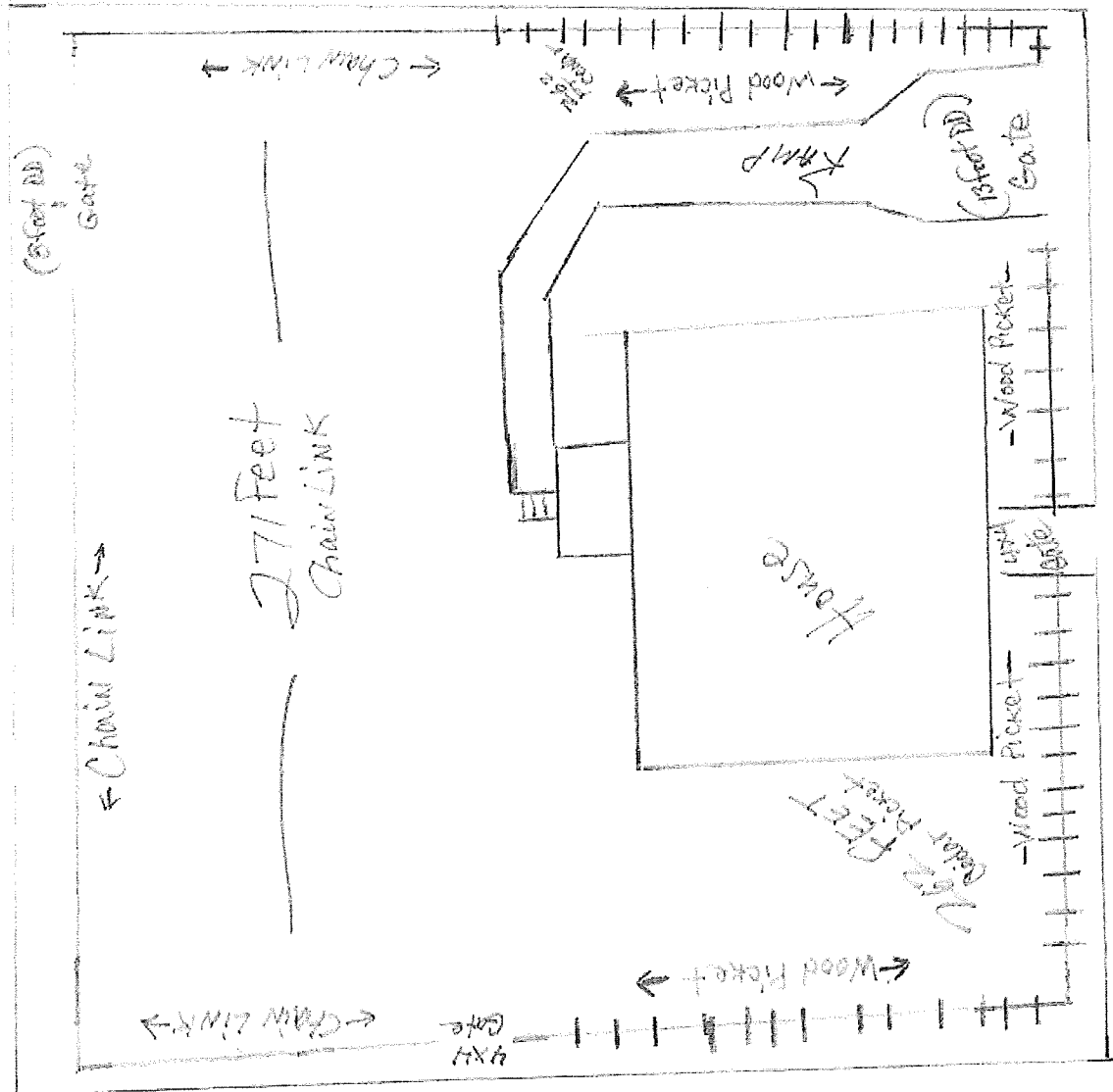




620 Piqua Pl.



Rose Alley



Piqua Place











## 2021 LANDMARKS COMMISSION MEETING ATTENDANCE

[illegible]



# SPRINGFIELD HISTORIC LANDMARKS COMMISSION

## MEETING SCHEDULE for 2021

The Springfield Historic Landmarks Commission (SHLC) meets on the first Monday following the first Tuesday of the month (except for holidays). All meetings are held at 5:30 P.M. in the City Hall Forum.

*\* Please note the application deadline date - generally three weeks in advance of the meeting. \**

Meeting Date	Application Deadline
January 11, 2021	December 21, 2020
February 8, 2021	January 15, 2021
March 8, 2021	February 12, 2021
April 12, 2021	March 22, 2021
May 10, 2021	April 19, 2021
June 7, 2021	May 17, 2021
July 12, 2021	June 21, 2021
August 9, 2021	July 19, 2021
September 13, 2021	August 23, 2021
October 11, 2021	September 20, 2021
November 8, 2021	October 18, 2021
December 13, 2021	November 22, 2021



## 2021 CITY COMMISSION CALENDAR

JANUARY 2021						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
MARCH 2021						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31		Retreat	
MAY 2021						
Su	M	Tu	W	Th	F	Sa
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31				Election Day	
JULY 2021						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
SEPTEMBER 2021						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		
NOVEMBER 2021						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	Budget Mtgs		Election Day	

FEBRUARY 2021						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						
APRIL 2021						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	
JUNE 2021						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			
AUGUST 2021						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				
OCTOBER 2021						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
DECEMBER 2021						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	